



Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522 (951) 826-5371 Fax: (951) 826-5981 www.Riversideca.gov

Planning Services Fee Schedule

Effective July 1, 2007

ADMINISTRATIVE (STAFF) REVIEW	
Certificate of Compliance	\$671+ \$165 per additional lot or easement
Lot Line Adjustment*	\$1,166 first two parcels + \$352 per additional parcel
Nonconforming Status Determination	\$1,331
Summary Vacation Review	\$858
Design Review	
Miscellaneous Administrative Design Review	\$253
Plot Plan/Bldg Elevation – Commercial, Industrial, Multi-family	\$1,441+\$132 per additional lot, acre or portion
Plot Plan/Bldg Elevation – SFR and Models	\$451+\$99 per additional variation
Landscape/Irrigation – Commercial, Industrial, Multi-Family	\$1,001+\$313.50 per additional lot, acre or portion
Landscape/Irrigation - SFR, Models, Reverse Frontage	\$374 per variation
Environmental Initial Study	
Admin Environmental Initial Study without grading – w/existing case	\$517
Admin Environmental Initial Study with grading – w/existing case	\$803 + \$154 per additional lot or portion
Permits	
Alcohol License Review	\$1,023
Day Care Permit	\$209
Recycling Permit	\$110
Minor Conditional Use Permit - General	\$1,463
Minor Conditional Use Permits– Entertainment/Housing	\$3,091
Minor Conditional Use Permit - Alcohol	\$3,916
Temporary Use Permit	\$110
Temporary Use Permit - Non-commercial Car washes	No Charge
Signs	
Less than 25 sq ft or in compliance w/ criteria	\$88
25-150 square feet	\$286
Exceeding 150 square feet	\$517
Establishing Sign Criteria	\$440
Variances*	
Administrative Variance without Notice	\$264+ \$44 per additional lot, acre or portion
Administrative Variance with Notice	\$330+ \$44 per additional lot, acre or portion

CITY PLANNING COMMISSION - PUBLIC HEARING	
Certificate of Compliance	\$2,376+\$165 per additional parcel
Lot Line Adjustment*	\$2541 first two parcels + \$352 per additional parcel
Modification and/or Clarification of Conditions	\$1,111
Street Name Change	\$2,651
Variance*	\$2,651+ \$44 per additional lot, acre or portion
Specific/General Plans	
Specific Plan (new or amendment)*	\$12,089+99 per additional lot, acre or portion
General Plan Amendment*	\$7,469+ \$44 per additional lot, acre or portion
Conditional Use Permits *	
Conditional Use Permit	\$4,411+ \$66 per additional lot, acre or portion
CUP –Housing or Alcohol related	\$7,986

***Requires Environmental Initial Study**

Environmental Impact Assessments	
Environmental Initial Study without grading	\$1,243
Environmental Initial Study without grading - w/existing case	\$319
Environmental Initial Study with grading - w/existing case	\$1,353
Vesting Map Initial Study – w/existing case	\$1,826 +\$33 per additional lot, or portion thereof
Environmental Impact Report	\$20,636
Specific Plan Initial Study – w/existing case	\$1,331
Development	
Development Agreement	\$7,007
Planned Residential Development*	\$6,941 + \$44 per additional lot, acre or portion
Tentative Tract Map*	\$5,808 +\$66 per additional lot, street or easement
Vesting Map*	\$8,646 + \$66 per additional lot, street or easement
Parcel Map*	\$4,961 + \$66 per additional parcel, street or easement
Plot Plan Review*	\$3,861
Waiver of Parcel Map*	\$4,411 first two parcels + \$66 per additional parcel
Condominium Conversion*	\$3,333
Vacations & Traffic Pattern Modifications*	
Vacation (Street or alley)/Traffic Pattern Modification*	\$4,356+ \$110 per additional street or alley
Vacation - Pedestrian Walkway*	\$1,441
Zoning	
Amendment to Zoning Text	\$2,651
Interpretation of Zoning Text	\$1,826
Rezoning Request*	\$3,426.50 + \$44 per additional lot, acre or portion
Zoning Letter	\$126.50
Miscellaneous Fees	
Public Hearing Advertising and/or Re-advertising	\$248
Photo Copies of Printed Materials	\$0.60 + .10 per additional copy (same document)
Land Use / Streets and Highways Diagram	\$25.00
Specialized Report Request (Per ½ hour or portion)	\$16.00

APPEALS, REVISIONS, AND TIME EXTENSIONS

Appeals	
CPC Appeals (Maps) – Non Applicant RA5 and RC Zones	No charge
CPC Appeals	\$1,078
Administrative Case Appeals	\$286
ALUC - Without public hearing	\$688
ALUC - With public hearing	\$1,232
Revisions	
CPC and Administrative Cases	67% of full fee at prevailing rates at time of revision
Time Extensions	
City Planning Commission (Unless otherwise stated)	\$682
Administrative Cases (Unless otherwise stated)	\$165
Rezoning - without public hearing	\$699
Rezoning - with public hearing	\$1,243

****Requires Environmental Initial Study***